

The Bank

Prime A3
Restaurant
Opportunity

TO LET

97-100 Bute Street
Cardiff Bay, CF10 5AS

676 m²/ 7,276 ft² (GIA)



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Location

The property is located in the heart of Cardiff Bay – on the edge of Mermaid Quay, Cardiff Bay's prime leisure destination.

Mermaid Quay provides a unique blend of restaurants, cafés and bars together with boutique shopping and luxury services on the waterfront.

Restaurant occupiers in the immediate vicinity include Zizzi's, Pizza Express, Nando's, Las Iquanas, Wagamama, Carluccio's, Bill's and Gourmet Burger Kitchen.

Description

The property comprises a former Bank premises with numerous character features in a prominent corner location at the entrance to Mermaid Quay. The premises is spread over ground floor and basement comprising a total of 7,276 ft² (GIA).

Terms

The property is available on a new effectively full repairing and insuring lease on terms to be agreed.

Rent

£50,000 per annum, exclusive.

Rates

To be confirmed

VAT

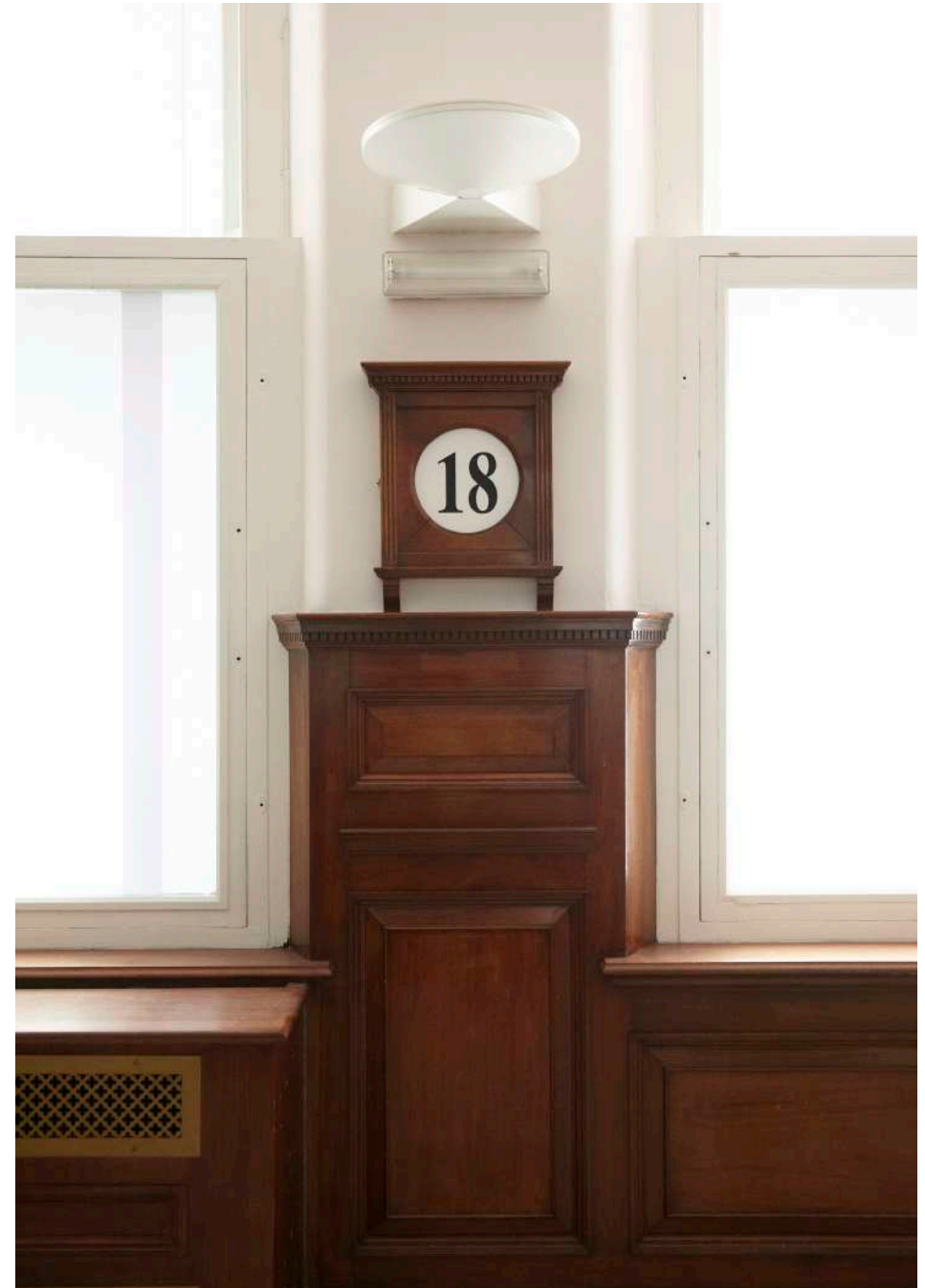
All figures are exclusive of VAT where applicable.

EPC

Will be assessed once Landlord works have been completed.

Legal Costs

Each party will be responsible for their own.



MAP OF MERMAID QUAY

- | | |
|---------------------------|----------------------|
| 1 Nata & Co | 22 Hubbox |
| 2 The Packet | 23 Hubbox |
| 3 Quantum Coffee Roasters | 24 Cosy Club |
| 4 Magic Wrap | 25 Cosy Club |
| 5 Pop up Spot | 26 Bellini's |
| 6 Duchess Of Delhi | 27 VIP Lounge |
| 7 The Eli Jenkins | 28 Côte |
| 8 Tesco Express | 29 Wagamama |
| 9 Domino's Pizza | 30 Everyman Cinema |
| 10 JRC Global Buffet | 31 Demiro's |
| 11 Vacant | 32 Signor Valentino |
| 12 Fabulous Welshcakes | 33 Las Iguanas |
| 13 The Crepe Escape | 34 Nando's |
| 14 Vacant | 35 Bayside Brasserie |
| 15 Greggs | 36 Pizza Express |
| 16 La Cha Cha | 37 Cadwaladers |
| 17 Yakitori #1 | 38 The Dock |
| 18 Veeno | 39 Sushi Day |
| 19 Costa | 40 Carluccio's |
| 20 Salt | 41 Subway |
| 21 Vacant | 42 Bill's |



Distances (radius)

- The Senedd - 250 metres
- Cardiff Bay railway station - 250 metres
- The Red Dragon Centre - 325 metres
- Cardiff Council - 525 metres



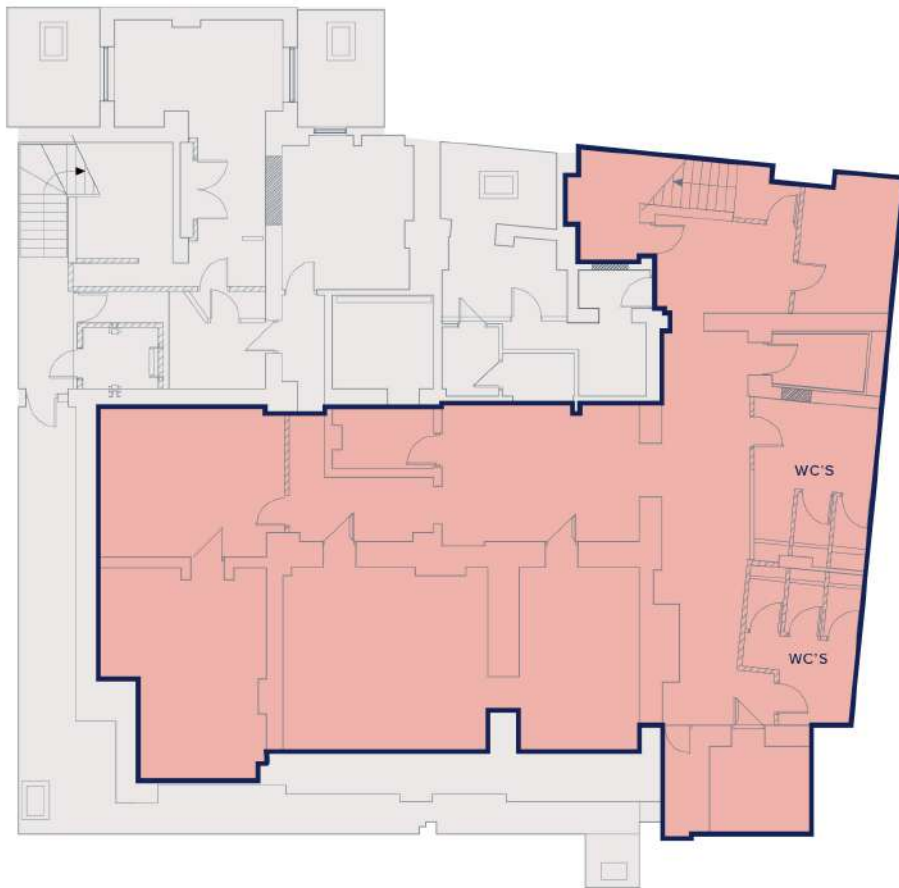
ACCOMMODATION

Plans showing extent of the existing layout. Plans available on request.
The space is available to let as a whole or the ground and basement can be split.

LEGEND

- Basement demise
- Ground floor demise
- Boundary wall

All areas are approximate and do not form part of the terms



BASEMENT

250 m²/ 2,691 ft² (GIA)



GROUND FLOOR

426 m²/ 4,585 ft² (GIA)

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Important Notice.

In accordance with the Property Misdescriptions Act (1991), these sales particulars have been prepared as a general guide to give a basic description of the property. They are not intended to constitute part of an offer or contract. No survey has been carried out and services, appliances and specific fittings have not been tested. All photographs, measurements and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of any contracts.

For further information and viewing please contact the letting agent:



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